

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - October 15, 1969

Appeal No. 10204 William J. and Eula M. Vest, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of October 21, 1969.

EFFECTIVE DATE OF ORDER - March 25, 1970

ORDERED:

That the appeal for variance from the rear and side yard requirements of the R-2 District to permit construction of 2-car garage on alley lot and permission to use for accessory parking at the rear of 905 Quackenbos Street, NW., lots 108 and 109, Square 2982, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-2 District.
2. The subject lots are located in an alley with no surrounding dwellings. The opposite side of the alley is improved with a row of garages.
3. Appellant proposes to subdivide the two lots into one lot for the purpose of constructing a two-car garage.
4. It is proposed that the garage be used to provide accessory off-street parking for premises 816 Quintana Place, NW.
5. The proposed garage will be set back ten (10) feet from the alley and will have a 4 foot rear yard. All side yards are to be eliminated.
6. The property existed as lots of record prior to May 12, 1958.
7. There was no opposition to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.


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OPINION Cont'd:

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: 
CHARLES E. MORGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.